

IRREVOCABLE STANDBY LETTER OF CREDIT
[B&P §11013.2/.4]

RE 600J (Rev. 3/99)

TO — “BENEFICIARY”

NAME OF BENEFICIARY

California Department of Real Estate

ADDRESS, CITY, STATE, ZIP CODE

320 W. 4th Street, Suite 350, Los Angeles, CA 90013-1105

FROM — “ISSUER BANK”

NAME OF ISSUER

ADDRESS, CITY, STATE, ZIP CODE

STANDBY LETTER OF CREDIT NUMBER

AMOUNT

EFFECTIVE DATE

EXPIRATION DATE

SUBDIVIDER

NAME OF SUBDIVIDER

ADDRESS, CITY, STATE, ZIP CODE

We hereby establish our irrevocable Standby Letter of Credit in your favor available by payment on your draft(s) drawn at sight on Issuer Bank and presented to Issuer Bank at the address stated above. Drafts must be marked as drawn under the Standby Letter of Credit Number stated above, and be accompanied by this original of this Standby Letter of Credit and amendments, if any, and your statement, purportedly signed by a Deputy Real Estate Commissioner, as follows:

“I certify that I am a Deputy Real Estate Commissioner and that the amount of \$_____

hereby drawn on Standby Letter of Credit #_____ effective _____ issued by

_____ is drawn in compliance

with instructions to Beneficiary heretofore duly executed and delivered to Beneficiary, pursuant to the

provisions of Sections 11013.2 or 11013.4 of the California Business and Professions Code, by Subdivider

_____”

Special Conditions:

1. Partial drawings are permitted.
2. It is a condition of this Standby Letter of Credit that it shall be deemed to be automatically extended, without amendment, for a period of one year from the present or future expiration date hereof unless, sixty (60) days prior to any such date, we notify the Beneficiary Escrow in writing that we elect not to consider this letter of credit to be renewed for an additional one year period. In this event you may draw on us by presenting your sight draft.

We engage with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment at this office on or before the expiration date of this credit.

Except so far as expressly stated, this credit is subject to the “Uniform Customs and Practice for Documentary Credits” (1993 Revision) International Chamber of Commerce (Publication No. 500).

Dated: _____

Name of Bank

Authorized Signature of Bank Official

Title of Person Signing

Address

City, State, & Zip Code